



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2682
www.raleighnc.gov

Case File: A-4-18

Property Address: 1617 Ridge Road

Property Owner: Steven Kjellberg

Project Contact: Steven Kjellberg

Nature of Case: A request for a 10' rear yard setback variance from the requirements set forth in Section 2.2.1. of the Unified Development Ordinance to permit the construction of a new detached house that results in a 20' rear yard setback on a .34 acre parcel zoned Residential-4 and located at 1617 Ridge Road .

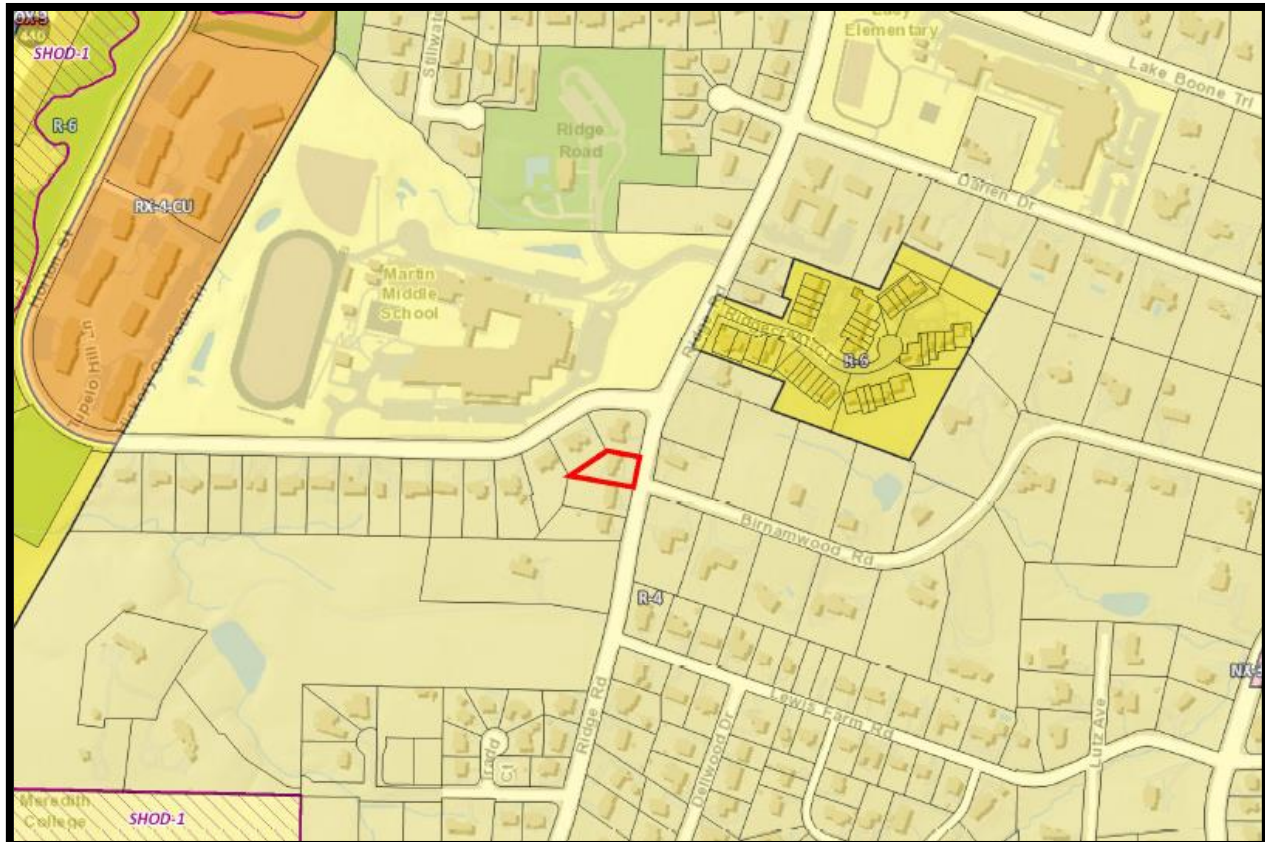


1617 Ridge Road – Location Map

To BOA: 1-8-18

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



1617 Ridge Road - Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-4

Lot Dimensions – R-4

| | |
|----------------------------|-----------|
| Area (min) | 10,000 SF |
| Width – interior lot (min) | 65' |
| Width – corner lot (min) | 80' |
| Depth - | 100' |

Yard Type R-6 Minimum Setback (Principal Bldg)

| | |
|----------------|-----|
| Primary Street | 20' |
| Side Street | 15' |
| Side | 10' |
| Sum of Sides | 20' |
| Rear | 30' |

Yard Type R-6 Minimum Setback (Accessory)

| | |
|----------------|-----|
| Primary Street | 50' |
| Side Street | 20' |
| Side | 5' |
| Rear | 5' |

Application for Variance



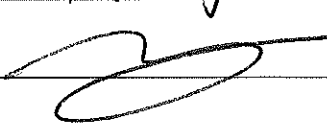
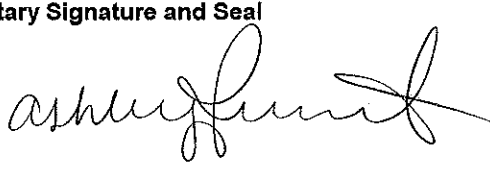
RALEIGH
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

| NATURE OF REQUEST | OFFICE USE ONLY |
|--|---|
| Nature of variance request (if more space is needed, submit addendum on separate sheet): <i>Asking for a rear yard set-back of 20' due to lot configuration. See addendum sheet.</i> | Transaction Number <i>A-4-18</i> |
| Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number. | |

| GENERAL INFORMATION | | |
|---|--|-----|
| Property Address <i>1617 Ridge Rd</i> | Date <i>12/7/17</i> | |
| Property PIN <i>0795.18-30-4254</i> | Current Zoning <i>R-4</i> | |
| Nearest Intersection <i>Ridge Rd & Birmamwood Rd</i> | Property size (in acres) <i>0.34</i> | |
| Property Owner <i>Steven Kjellberg</i> | Phone <i>919-422-8611</i> | Fax |
| Owner's Mailing Address <i>6009 Valencia CT Raleigh 27614</i> | Email <i>JulieKjellberg@yahoo.com</i> | |
| Project Contact Person <i>Steven Kjellberg</i> | Phone <i>919-422-8611</i> | Fax |
| Contact Person's Mailing Address <i>6009 Valencia CT Raleigh 27614</i> | Email <i>JulieKjellberg@yahoo.com</i> | |
| Property Owner Signature  | Email | |
| Notary Sworn and subscribed before me this <i>08</i> day of <i>December</i> , 20 <i>17</i> | Notary Signature and Seal  <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">ASHLEY PLEASANT Notary Public Wake Co., North Carolina My Commission Expires Oct. 25, 2020</div> | |

Date: December 8, 2017

To: City of Raleigh Board of Adjustments

From: Steven Kjellberg

RE: 1617 Ridge Rd Addendum sheet

To whom it may concern,

My name is Steven Kjellberg. I am the owner of 1617 Ridge Rd. I purchased this property this time last year. My plan is build a very nice home that will enhance Ridge Rd and the adjoining properties, as well as have a positive affect on increasing property values. The hardship I am encountering is that whatever plan I am coming up with puts a home way to close to Ridge Rd. I know after speaking to the zoning dept multiple times, that I can have this new home 25' feet off the inside of the sidewalk. I also know, that if I do that (even though it is completely approved by the City), we will have 2 irate neighbors to the left and to the right. The house on the right is 43' ft off the RW and the new house on the left is 45' off the RW. What I am requesting is for the rear yard setback (for the angled part of the lot) be changed to allow a 20' right rear corner setback. This will allow a new home to be set back as far off the road as possible and keeping it as much in-line with the right and left homes of 1617 Ridge Rd. I feel this will not adversely affect any of the current homes that touch 1617 Ridge Rd property but more importantly help to preserve the street view off of Ridge Rd.

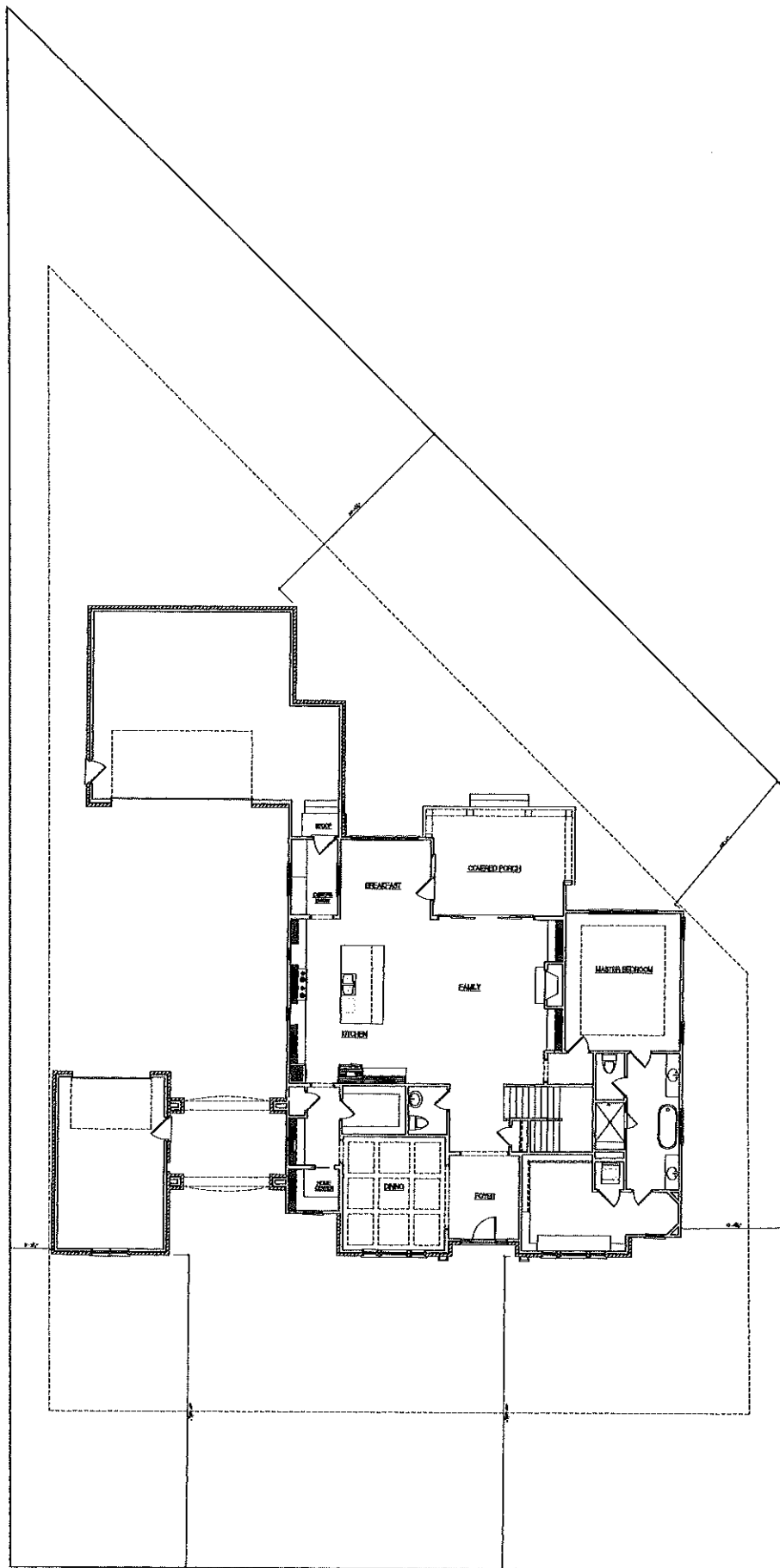
Thank you for your consideration of this important matter.

Sincerely,

Steven Kjellberg

KJ CONSTRUCTION

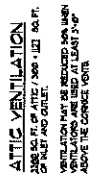
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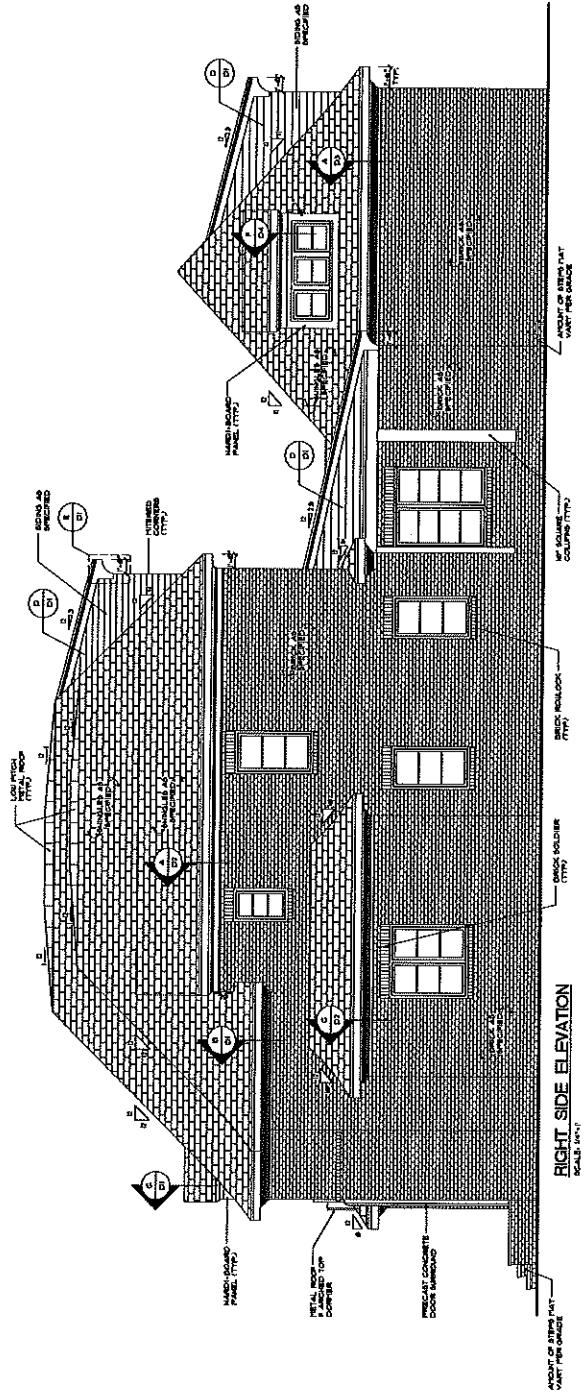
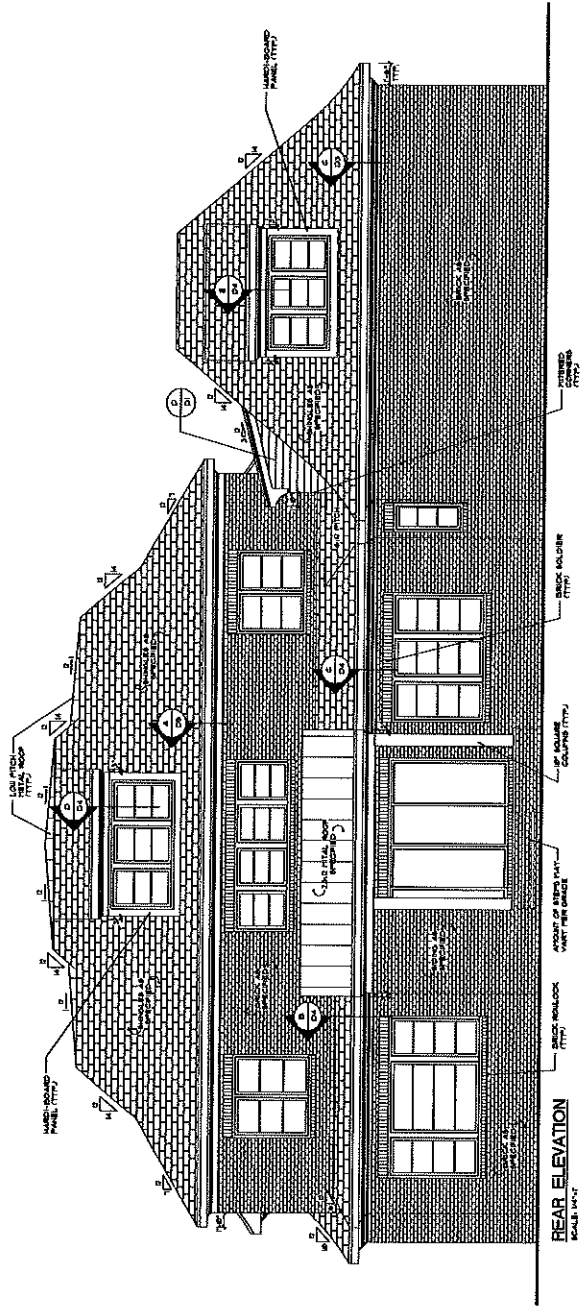


FRAZIER HOME DESIGN, LLC.
www.frazierhomedesign.com
900 RIDGEFIELD DRIVE, STE. 170
RALEIGH, NC 27609
OFFICE: (919)-424-7245

KJ CONSTRUCTION
1617 RIDGE ROAD

SHEET NO. A1





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6009 VALENCIA COURT
RALEIGH NC 27614

0795302232
BROWNIE, CECIL F BROWNIE, CAVELL
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RALEIGH NC 27607-3413

0795303056
BUCKLEY, J BRENNAN BUCKLEY, JAMIE B
1609 RIDGE RD
RALEIGH NC 27607-6736

0795303332
JEN-WU, JEAN HSING TRUSTEE WU,
DAVID TAI-YEN TRUST...
3701 BARON COOPER PASS UNIT 202
RALEIGH NC 27612-4226

0795304115
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1613 RIDGE RD
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0795304376
MCCREA, WILLIAM MCCREA, EDIE
1621 RIDGE RD
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0795306026
TEFFT, GORDON B
1610 RIDGE RD
RALEIGH NC 27607-6745

0795306296
JRBD INVESTMENT GROUP LLC
221 REYNOLDS RD
RALEIGH NC 27609-5831

0795307432
GULLEY, THOMAS L JR. GULLEY, CLAIRE C
1710 RIDGE RD
RALEIGH NC 27607-6738

Adjacent Properties